

COCHISE COUNTY

BABOCOMARI RID WORK SESSION

August 16, 2016



Public Programs...Personal Service

COCHISE COUNTY

Public Meeting held April 27, 2016 at Cochise College in Sierra Vista

County staff and our consultants hosted a public meeting to inform the property owners and answer their questions on the status of the Babocomari Road Improvement District (RID).

Staff presentation included:

- History of the Babocomari RID.
- Dollar amount spent to date by Cochise County on the RID.
- How the assessment costs to individual property owners were calculated.
- What happens if the RID moves forward or is dissolved.
- When will the assessments need to be repaid should the RID be dissolved.
- What are the wishes of the property owners regarding the RID.

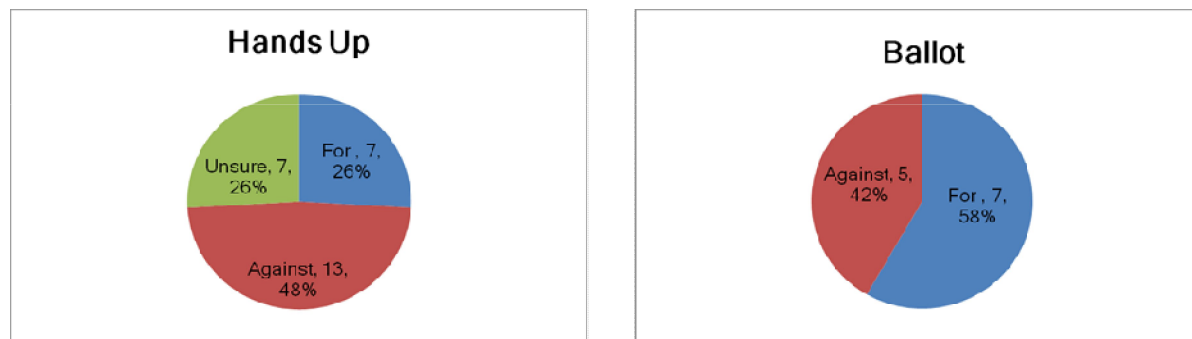


COCHISE COUNTY

What are the property owner wishes regarding the Babo RID

27 property owners attended the public meeting.

A paper ballot was distributed and a hands up vote was taken to determine who was in favor of or against proceeding with the RID.



Several property owners are delaying improvements so not to increase their property valuation until a decision is made on the RID.

The Babo Development Group property owners hold approximately two-thirds of the total acreage in the district. Group members may be present among the public and wish to address the Board.

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Assessment Methodology Used

SIZE OF PARCEL	Adjusted Parcel Size for Roadway Assessm't	CURRENT ZONING	2/3 Roadway Construction cost	1/3 Roadway Construction Cost	Total Roadway Costruction Cost	Incidentals	Total Assessment	Capitalized Interest (Est. @ 5% for 6 mos)	Reserve Fund (Est @ 10%)	Total Assessment with no cash contribution, capitalized interest and reserve fund	2016 FCV provided by Cochise County	2016 FCV ASSESSED provided by Cochise County	Tax Levy if project doesn't proceed including Current Eng. Costs + County Soft Costs based on 2016 FCV Assessed (\$469,312)
13.22	13.22	[GB]		\$ 4,434.63	\$ 4,434.63	\$ 2,194.41	\$ 6,629.04	\$ 189.40	\$ 757.60	\$ 7,576.05	\$ 98,999	\$ 14,850	\$ 6,354
88.41	88.41	[GB]	\$ 224,199.17		\$ 224,199.17	\$ 110,941.42	\$ 335,140.59	\$ 9,575.45	\$ 38,301.78	\$ 383,017.82	\$ 602,120	\$ 90,318	\$ 38,644
2.64	2.64	[GB]		\$ 885.58	\$ 885.58	\$ 438.22	\$ 1,323.80	\$ 37.82	\$ 151.29	\$ 1,512.92	\$ 15,559	\$ 2,334	\$ 999
40	40	[R-36]	\$ 101,436.11		\$ 101,436.11	\$ 50,194.06	\$ 151,630.18	\$ 4,332.29	\$ 17,329.16	\$ 173,291.63	\$ 48,000	\$ 7,200	\$ 3,081



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Dollar amount spent to date by Cochise County on the RID.

Approximately \$469,312 spent on engineering design and staff time.

Ramifications if the RID remains.

- If improvements are made, total assessment to property owners will be higher due to actual project construction costs, bonding costs and other incidentals added to the current amount owed by RID.
- Property owners will pay based on benefits from improvements.
- If improvements are not made-RID remains in limbo-property owners will be reluctant to develop.

Ramifications if the RID is dissolved.

- A much higher tax levy will be assessed to developed properties than undeveloped properties.
- One year to recoup the tax levy from property owners.
- The RID can not be dissolved until the \$469,312 obligation is paid.



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Staff recommendation

- Request legislation to make the assessment methodology more fair for all property owners.
- Retain the RID through the next legislative session.
- Dissolve the RID at that time.



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BOS direction to staff regarding the Babocomari RID

